

WEDNESDAY, MARCH 31, 2010

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, March 31, 2010** in Council Chambers, at 11:15 a.m.

The following members were present:

The Honorable Aaron Watson, Chair
The Honorable Cleta Winslow, Vice Chair
The Honorable Carla Smith
The Honorable Ivory Lee Young, Jr.
The Honorable Keisha Lance Bottoms
The Honorable Howard Shook

Others present at the meeting were: Zoning Administrator Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorneys Lem Ward and Jeffery Heymore and members of the Public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

10-O-0520 (1)
U-10-10

An Ordinance by Zoning Committee granting a Special Use Permit for a Pre-Kindergarten/Kindergarten pursuant to Section 16-05.005 (l) (b), property located at **4100 Roswell Road (a.k.a. 4136 Roswell Road)**, fronting approximately 295.50 feet on the west side of Roswell Road beginning 170.99 feet from the southwest corner of Interlochen.

| | |
|--------------|---|
| Depth: | Varies |
| Area: | Approximately 5.52 Acres |
| Land Lot: | 96, 17 th District, Fulton County, Georgia |
| Owner: | Buckhead Baptist Church, Inc. |
| Applicant: | International School Buckhead, LLC. |
| NPU-B | Council District 8 |

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

**ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 31, 2010
PAGE TWO**

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING (CONT'D)

10-O-0521 (2)
U-10-08 An Ordinance by Zoning Committee granting a Special Use Permit for a Daycare Center pursuant to Section 16-06.005 (l) (b), property located at **1812 Donald Lee Hollowell Parkway, NW**, fronting approximately 117.97 feet on the south side of Donald Lee Hollowell Parkway at the southwest intersection of Donald Lee Hollowell Parkway and South Evelyn Place.
Depth: Approximately 172 Feet
Area: Approximately 0.424 Acre
Land Lot: 176, 14th District, Fulton County, Georgia
Owner: Bettye Arrington
Applicant: Bettye Arrington
NPU-J Council District 9

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0522 (3)
U-10-12 An Ordinance by Zoning granting a Special Use Permit for Outdoor Dining pursuant to Section 16-09.005 (l) (f), property located at **753 Edgewood Avenue, NE**, fronting approximately 130 feet on the south side of Edgewood Avenue and approximately 190 feet on the east side of Waddell Avenue.
Land Lot: 19, 14th District, Fulton County, Georgia
Owner: Douglas N. Eifrid
Applicant: Aurianna A. Pell
NPU-N Council District 2

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0523 (4)
U-10-11 An Ordinance by Zoning Committee granting a Special Use Permit for Outdoor Dining pursuant to Section 16-08P.007 property located at **905 Juniper Street, NE**, fronting approximately 219 feet on the east side of Juniper Street and approximately 196 feet on the south side of 8th Street.
Depth: Varies
Area: Approximately 1.02 Acres
Land Lot: 49, 14th District Fulton County, Georgia

**ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 31, 2010
PAGE THREE**

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING (CONT'D)

Owner: 905 Juniper Street Homeowners
Association
Applicant: Ricardo Ullio
NPU-E Council District 2

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

10-O-0524 (5)
Z-10-06 An Ordinance by Zoning Committee to amend Ordinance
74-11 which rezoned property from the O-1 (Office-
Institutional) and R-3 (Single Family Residential) District to
the A-2C (Apartment Conditional) District, for the purpose
of a Site Plan Amendment.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

REGULAR AGENDA

D. ZRB SUMMARY REPORT

E. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113 An Ordinance by Councilmember Aaron Watson **as
substituted and amended by Zoning Committee** to rezone
from the I-1-C (Light Industrial-Conditional) District to the
MRC-3 (Mixed Residential Commercial) District, property
located at **430 and 460 Englewood Avenue, SE**, fronting
approximately 678 feet on the north side of Englewood
Avenue beginning approximately 132 feet from the northeast
corner of Mailing Avenue. **(Held on substitute as amended
1/13/10 at the request of the District Councilmember)**
Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz
NPU-Y Council District 1

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 31, 2010
PAGE FOUR**

E. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0018 (2)
Z-08-73

An Ordinance by Councilmember Aaron Watson as **substituted and amended by Zoning Committee** to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, properties located at **1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE, 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE** fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue. **(Substituted and held 1/13/10 at the request of the District Councilmember)**

HELD

10-O-0035 (3)
U-09-22

An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Day Care Center pursuant to Section 16-08.005 (l) (b) for property located at **3751 Martin Luther King, Jr. Drive, SW**, fronting approximately 165 feet on the southeasterly side of Martin Luther King, Jr. Drive at the northeastern intersection of Martin Luther King, Jr. Drive and Bolton Road. **(Held 1/27/10 at the request of the District Councilmember)**

Depth: Varies

Area: Approximately 5.8 Acres

Land Lot: 15, 14th District, Fulton County, Georgia

Owner: Charitable Connections, Inc.

Applicant: Charitable Connections, Inc./Michelle R. Uchiyema

NPU-H

Council District 10

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 31, 2010
PAGE FIVE**

E. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0031 (4)
U-09-17

An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Personal Care Home pursuant to Section 16-08.005 (1)(f) for property located at **762 Bender Street, SW**, fronting approximately 60 feet on the east side of Bender Street, at the southeast corner of Bender Street and Stephens Street. **(Held 2/24/10 at the request of the Councilmember of the District)**

Depth: Varies
 Area: Approximately 0.147 Acre
 Land Lot: 86, 14th District, Fulton County, Georgia
 Owner: Deborah L. Turner
 Applicant: Deborah L. Turner

NPU-V Council District 4

HELD

10-O-0322 (5)
U-10-03

An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-05.005 (l)(g) for a Personal Care Home, property located at **1681 Delowe Drive, SW**, fronting approximately 90 feet on the west side of Delowe Drive. **(Held 3/31/10) (Held at the request of the District Councilmember)**

Depth: Approximately 200 Feet
Area: 0.41 Acre
Land Lot: 185, 14th District, Fulton County, Georgia
Applicant: Keisha D. Reed
Owner: Daniel Reed

NPU-R **Council District 11**

HELD

H. LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2010/pendingzrb.htm>

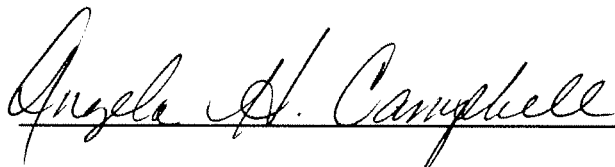
SUMMARY REPORT
March 31, 2010

| LEGISLATION NUMBER | ZONING NUMBER | LOCATION (NPU/CD) | CHANGE | STAFF RECOMM. | NPU RECOMM. | ZRB RECOMM |
|--|--------------------------|---------------------------------------|---|--------------------------|-------------------------|-------------------------|
| <u>FAVORABLE AS AMENDED</u> | | | | | | |
| 10-O-0320` | U-10-01 | 1133 Huff Road, N.W. D-9 | Special Use Permit for a Pool Room/Billiards Parlor | Approval Conditional | Approval | Approval Conditional |
| Councilmember Young made a motion to approve. The vote was unanimous. | | | | | | |
| 10-O-0039 | Z-09-38 | 2815-2839 Peachtree Road, N.E. B-7 | C-1-C to C-1-C for Change of Conditions | Approval Conditional | Approval Conditional | Approval Conditional |
| Councilmember Shook made a motion to approve. The vote was unanimous. | | | | | | |
| <u>FILE</u> | | | | | | |
| 10-O- 0207 | U-09-35 | 2874 Waters Road, S.W. Z-12 | Special Use Permit for Personal Care Home | File | Denial | File |
| Councilmember Winslow made the motion to file. The vote was unanimous. | | | | | | |

**ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 31, 2010
PAGE FOUR**

There being no further business to come before the Zoning Committee the meeting was adjourned at 11:30 a.m.

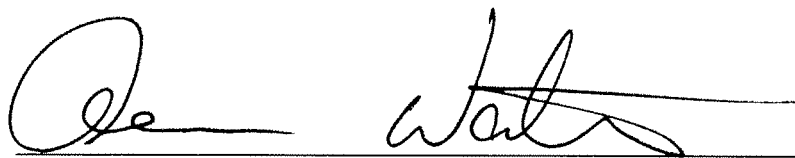
Respectfully submitted:

A handwritten signature in cursive script, reading "Angela H. Campbell", written over a horizontal line.

Angela H. Campbell, Legislative Secretary

A handwritten signature in cursive script, reading "Alfred Berry, Jr.", written over a horizontal line.

Alfred Berry, Jr., Research & Policy Analyst

A handwritten signature in cursive script, reading "Aaron Watson", written over a horizontal line.

The Honorable Aaron Watson, Chair